

ORDINANCE NO. 2023-04

AN ORDINANCE FOR THE ANNEXATION OF CERTAIN PROPERTY LOCATED IN PELICAN TOWNSHIP TO THE CITY OF PELICAN RAPIDS, MINNESOTA

WHEREAS, a petition signed by all the property owners, requesting that the property legally described as: All of the East four hundred thirty (430) feet of the North one hundred fifteen (115) feet of the South nine hundred eighty-five (985) feet of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section twenty-two (22), Township one hundred thirty-six (136) North, Range forty-three (43) West, Otter Tail County, Minnesota, and containing one and thirteen hundredths (1.13) acres more or less of which thirteen hundredths (0.13) acre is highway right-of-way.

All of said lands being located in Otter Tail County, Minnesota, be annexed to the City of Pelican Rapids, Minnesota, was duly presented to the Council of the City of Pelican Rapids, Minnesota, on the 8th day of August, 2023; and

WHEREAS, said property is unincorporated and abuts the City of Pelican Rapids on said City's northwesterly boundary; is less than 120 acres; is not presently served by public water and sewer facilities or public water and sewer facilities are not otherwise available; and

WHEREAS, said property is not located within a flood plain or shoreland area; and

WHEREAS, said annexation is requested to facilitate the extension of city services for the commercial development of the property; and

WHEREAS, the City of Pelican Rapids held a public hearing pursuant to Minn. Stat. 414.033 Subdivision 2(b) on **August 8, 2023**, following thirty (30) days written notice by certified mail to the Township of Pelican and to all landowners within and contiguous to the area legally described herein, to be annexed; and

WHEREAS, the petitioner and sole owner of all of the property requested to be annexed, namely Park Region Coop Oil Company has provided an acknowledgment and waiver, attached hereto as Exhibit "A", setting forth that he fully understands the City's obligations pursuant to Minn. Stat. 414.033 (subdivision 13), and that they voluntarily waives any opportunity or right to assert that the City failed to comply with the requirements set forth in Minn. Stat. 414.033 (subdivision 13).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PELICAN RAPIDS, MINNESOTA, HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the property as hereinafter described abuts the city limits and is or is about to become urban or suburban in nature in that

commercial use is being proposed for said property, the construction of which requires or will need city services, including but not limited to public water and sewer facilities.

2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minn. Stat. 414.0325.

3. The corporate limits of the City of Pelican Rapids, Minnesota, are hereby extended to include the property described below, said land abutting the City of Pelican Rapids and being 120 acres or less in area, and is not presently served by public water and sewer facilities or public water and sewer facilities are not otherwise available, and the City of Pelican Rapids having received a petition for annexation from all the property owners of the land, to wit:

All of the East four hundred thirty (430) feet of the North one hundred fifteen (115) feet of the South nine hundred eighty-five (985) feet of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section twenty-two (22), Township one hundred thirty-six (136) North, Range forty-three (43) West, Otter Tail County, Minnesota, and containing one and thirteen hundredths (1.13) acres more or less of which thirteen hundredths (0.13) acre is highway right-of-way.

The above described property consists of a total of 1.01 acres, more or less. Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto as Exhibit "B".

4. That the current population of the area described above is zero, as said area is currently unoccupied, although owned by said petitioner.

5. That the City of Pelican Rapids, pursuant to Minn. Stat. 414.033, shall not provide a reimbursement to the Township of Pelican for all of the taxable property annexed as part of this action, as said property taxes levied have already been collected and will be distributed by Otter Tail County to the Township of Pelican.

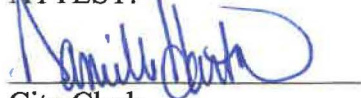
6. That there are no special assessments or debt incurred by the Township of Pelican on the subject property for which reimbursement is required. The foregoing statement is based on the information contained in the 2023 property tax statement attached hereto as Exhibit "C". This provision is intended to address the special assessment and debt reimbursement matters set forth in Minn. Stat. 414.036.

7. That the City Clerk of the City of Pelican Rapids is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Minnesota Office of Administrative Hearings, and if necessary, the Minnesota Secretary of State, the Otter Tail County Auditor, and the Pelican Township Clerk, and any other entities or departments that are required to receive a copy of said Ordinance.

8. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Office of Administrative Hearings.

Passed and Adopted by the City Council of Pelican Rapids, Minnesota, this 8th day of August, 2023.

ATTEST:


City Clerk

SIGNED:


Mayor

EXHIBIT "A"

Acknowledgment and Waiver

I, Park Region Coop Oil Company, am the Petitioner with respect to the annexation of certain property located in Pelican Township to the City of Pelican Rapids, Minnesota; and said property requested to be annexed is legally described as follows:

42673 County Highway 9 Pelican Rapids, MN 56572


Section-22 Township-136 Range-043 N115' of E430' of NW1/4 EX RD

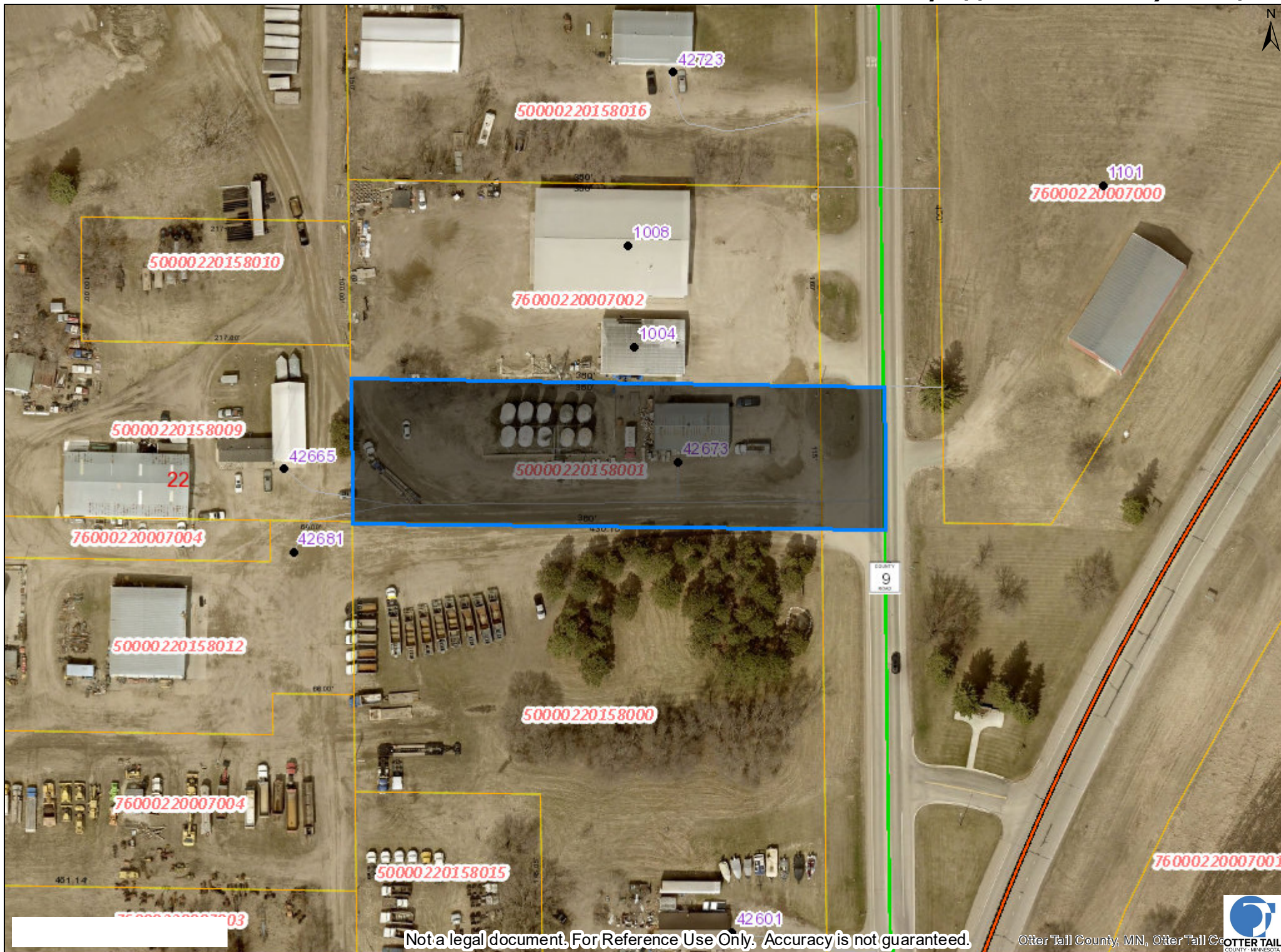
I understand that, pursuant to Minn. Stat. 414.033, Subdivision 13, the City of Pelican Rapids was to provide me notice that the cost of electric utility service to me may change if the land is annexed to the City, and that such notice was also to include, but not be limited to, an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

I have been provided the opportunity to review Minn. Stat. 414.033 in order to fully understand the obligations of the City; and I have been advised to seek my own independent attorney to determine my rights set forth in Minn. Stat. 414.033, Subdivision 13, and that by signing this document, I am verifying that I have discussed this matter with my own attorney, or have decided to sign this document without the advice of my own attorney; and

By signing this Acknowledgment and Waiver, I hereby state that either the City has provided the notice as contemplated by Minn. Stat. 414.033, Subdivision 13, or that I waive the requirement that the City provide such notice as contemplated in Minn. Stat. 414.033, Subdivision 13.

Date: 6-29-23

Sign: 
Authorized Representative of Park Region Coop
Oil Company



OTTER TAIL COUNTY, MN
Wayne Stein, Auditor-Treasurer

570 Fir Avenue West
 Fergus Falls, MN 56537-1364
 218-998-8295
 www.co.otter-tail.mn.us

Exhibit C

PROPERTY ID#: R 50000220158001

ID#: 40600

Bill#: 31781

Taxpayer:

PARK REGION COOP OIL CO

PO BOX 630

PELICAN RAPIDS MN 56572-0630

Tax Desc:

Sect-22 Twp-136 Range-043
 NW1/4 EX RD

N115' OF S985' OF E430' OF

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REFUNDS?

PELICAN RAPIDS MN

*You may be eligible for one or even two
 refunds to reduce your property tax.
 Read the back of this statement to
 find out how to apply.*

PROPERTY ADDRESS: 42673 CO HWY 9

Taxes Payable Year:

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

3. Property taxes before credits
4. A. Agricultural and rural land credits
 B. Other credits to reduce your property tax
5. **Property taxes after credits**

Property Tax by Jurisdiction

6. Otter Tail County
7. City or Town PELICAN TOWNSHIP
8. State General Tax
9. School District 0548
 - A. Voter Approved Levies
 - B. Other Local Levies
10. Special Taxing Districts OTTER TAIL COUNTY HRA
 PELICAN VALLEY HEALT

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property

13. Special assessments Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2023 Property Tax Statement

VALUES AND CLASSIFICATION

Step

1

Taxes Payable Year	2022	2023
Classification	COMM	COMM
Estimated Market Value	43,100	43,100
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	43,100	43,100
New Improvements		
Expired Exclusions		

Sent in March 2022

Step

2

Proposed Tax	484.00
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Sent in November 2022

Step

3

PROPERTY TAX STATEMENT

First-half Taxes	242.00
Second-half Taxes	242.00
Total Taxes due in 2023	484.00

2022

2023

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
Property Tax and Credits		
3. Property taxes before credits	584.00	484.00
4. A. Agricultural and rural land credits		
B. Other credits to reduce your property tax		
5. Property taxes after credits	584.00	484.00
Property Tax by Jurisdiction		
6. Otter Tail County	265.85	223.42
7. City or Town PELICAN TOWNSHIP	125.43	105.92
8. State General Tax		
9. School District 0548	64.33	47.60
A. Voter Approved Levies	89.88	76.63
B. Other Local Levies	12.49	9.75
10. Special Taxing Districts OTTER TAIL COUNTY HRA		
PELICAN VALLEY HEALT	26.02	20.68
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	584.00	484.00
Special Assessments on Your Property		
13. Special assessments Principal: Interest:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	584.00	484.00

PAYABLE 2023 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 16

☐ If your address has changed please check this box
and show the change on the back of this stub.

Property ID#: R 50000220158001

Bill #: 31781

Classification COMM

SECOND 1/2 TAX AMOUNT DUE:	242.00
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PENALTY:

TOTAL:

Taxpayer: 40600

PARK REGION COOP OIL CO

PO BOX 630
PELICAN RAPIDS MN 56572-0630

Otter Tail County Treasurer
570 Fir Avenue West
Fergus Falls, MN 56537-1364

RE TAX
R 76000270069000

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

DETACH HERE AND RETURN THIS STUB
WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2023 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

☐ If your address has changed please check this box
and show the change on the back of this stub.

Property ID#: R 50000220158001

Bill #: 31781

Classification: COMM

FULL TAX AMOUNT:	484.00
FIRST 1/2 TAX AMOUNT DUE:	242.00

PENALTY:

TOTAL:

Taxpayer: 40600

PARK REGION COOP OIL CO

PO BOX 630
PELICAN RAPIDS MN 56572-0630

Otter Tail County Treasurer
570 Fir Avenue West
Fergus Falls, MN 56537-1364

RE TAX
R 76000270069000

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

DETACH HERE AND RETURN THIS STUB
WITH YOUR FIRST HALF PAYMENT.

Otter Tail County

Property Information, Owner, Legal Description, and Assessed Values displayed below are taken from the Tax Statements (good as of the date the tax statements were printed).

The Taxes, Special Assessments, Penalty, Interest, Paid To Date, Balance Due, Installment, Receipt information, and History is live information (accessed live from the County's Tax System dynamically).

Property Information

Parcel Number 50000220158001

Payable Year: 2023

Property Address

42673 CO HWY 9 PELICAN RAPIDS

Tax Roll Type: Real Estate

Jurisdiction : PELICAN TOWNSHIP

School District: PELICAN RAPIDS 548

Owner Information

Primary Taxpayer/Owner

PARK REGION COOP OIL CO

PO BOX 630

PELICAN RAPIDS MN 56572-0630

Legal Description

Sect-22 Twp-136 Range-043 N115' OF S985' OF E430' OF
NW1/4 EX RD

Plat:

Real Estate and Personal Property Taxes are determined using the previous year assessment value. Mobile Home Taxes are determined using the current year assessment value.

***Additional reductions in taxable value may apply due to special tax deferrals, This Old House, Plat Laws, etc.*

Property Classification: COMM

Assessment Year

Est. Market Value - Total	\$43,100
Taxable Market Total	\$43,100

Payable Year

Total Tax	\$484.00
Penalty	\$0.00
Interest	\$0.00
Fee	\$0.00
Tax/Asmts	\$484.00

Total	\$484.00
Paid To Date	\$484.00
Unpaid Balance	\$0.00

Installments

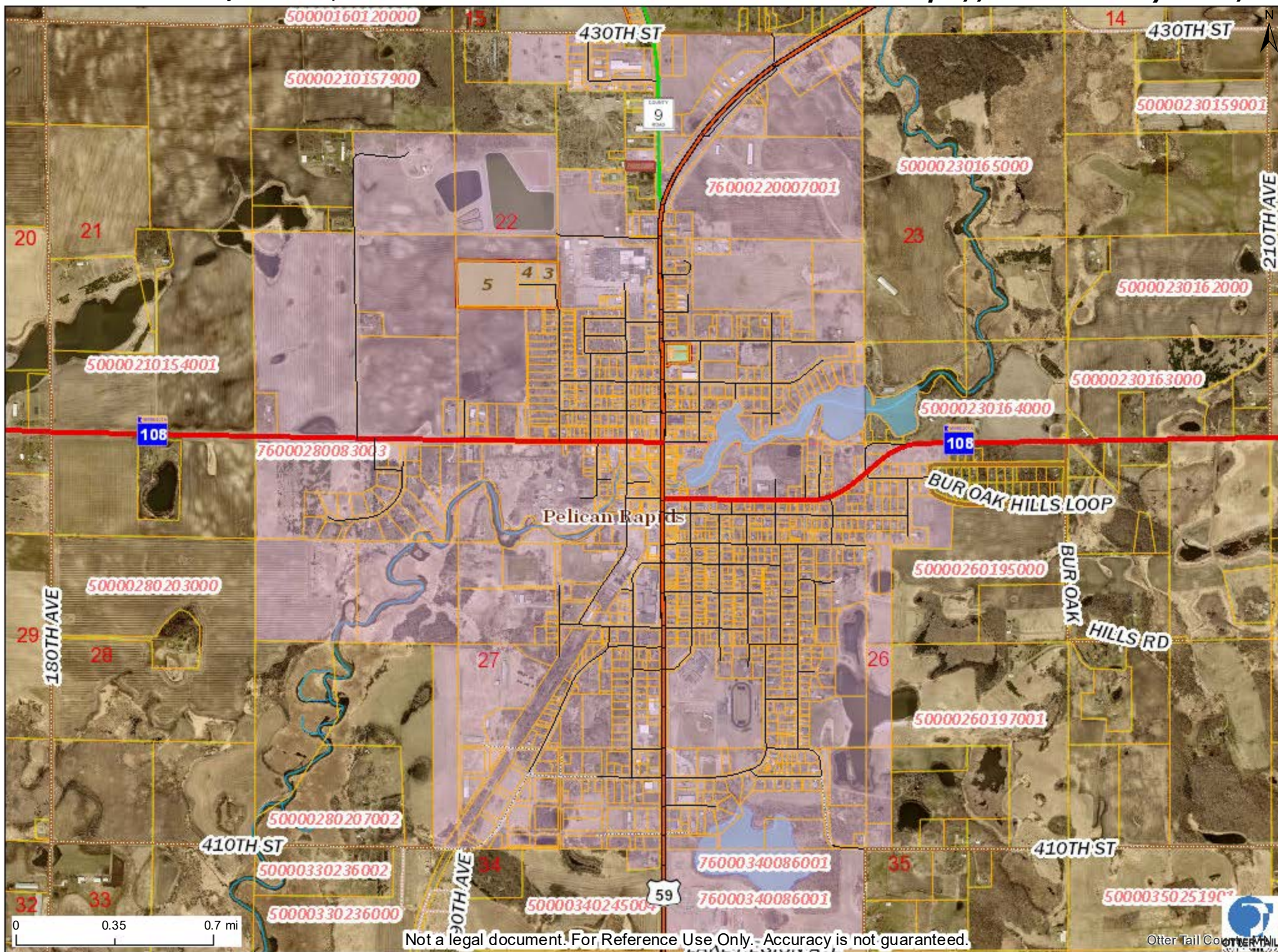
Installments	Due Date	Due Amount
Taxes/Assessments 1st Half	05/15/2023	\$0.00
Taxes/Assessments 2nd Half	10/16/2023	\$0.00

Receipts

Receipt#	Date	Amount
1720800	04/12/2023	\$484.00

History

Payable Year	Tax	Special Assessment	Penalty Interest & Fees	Amount Paid	Total Due	Add To cart
2022	\$584.00	\$0.00	\$0.00	\$584.00	\$0.00	Paid
2021	\$588.00	\$0.00	\$0.00	\$588.00	\$0.00	Paid
2020	\$606.00	\$0.00	\$0.00	\$606.00	\$0.00	Paid
2019	\$592.00	\$0.00	\$0.00	\$592.00	\$0.00	Paid
2018	\$610.00	\$0.00	\$0.00	\$610.00	\$0.00	Paid
2017	\$890.00	\$0.00	\$0.00	\$890.00	\$0.00	Paid
2016	\$816.00	\$0.00	\$0.00	\$816.00	\$0.00	Paid
2015	\$812.00	\$0.00	\$0.00	\$812.00	\$0.00	Paid
2014	\$832.00	\$0.00	\$0.00	\$832.00	\$0.00	Paid



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